

142.0

0003

0001.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

APPRAISED:

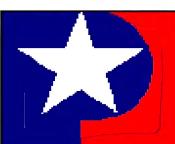
1,442,300 / 1,442,300

USE VALUE:

1,442,300 / 1,442,300

ASSESSED:

1,442,300 / 1,442,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
79-81		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BUCKLER ALAN J & MABEL P/TR

Owner 2: BUCKLER FAMILY TRUST

Owner 3:

Street 1: 79-81 HIGHLAND AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: BUCKLER ALAN J & MABEL P -

Owner 2: -

Street 1: 79-81 HIGHLAND AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Shakes Exterior and 3214 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6200		Sq. Ft.	Site		0	80.	0.98	9									484,800						484,800	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							6200.000		953,100		4,400		484,800		1,442,300						91563	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					09/30/16	

USER DEFINED

Prior Id # 1:	91563
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	11:42:31
LAST REV Date	Time
10/19/16	11:19:33
ekelly	
10985	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID	142.0-0003-0001.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	953,100	4,400	6,200.	484,800	1,442,300		Year end	12/23/2021
2021	104	FV	912,000	4400	6,200.	484,800	1,401,200		Year End Roll	12/10/2020
2020	104	FV	911,900	4400	6,200.	484,800	1,401,100	1,401,100	Year End Roll	12/18/2019
2019	104	FV	675,700	4400	6,200.	454,500	1,134,600	1,134,600	Year End Roll	1/3/2019
2018	104	FV	675,700	4400	6,200.	375,700	1,055,800	1,055,800	Year End Roll	12/20/2017
2017	104	FV	636,100	4400	6,200.	345,400	985,900	985,900	Year End Roll	1/3/2017
2016	104	FV	626,800	4400	6,200.	315,100	946,300	946,300	Year End	1/4/2016
2015	104	FV	553,900	4400	6,200.	309,100	867,400	867,400	Year End Roll	12/11/2014

SALES INFORMATION

SALES INFORMATION							TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				
BUCKLER ALAN J	63984-392		7/29/2014	Convenience			1	No	No					
INTRAVIA RINA	31074-272		1/21/2000			439,000	No	No	F					
INTRAVIA SALVA	23683-272		9/23/1993				99	No	No					

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2014	1217	Re-Roof	12,000	9/18/2014				Strip and re-roof.
8/28/2014	1065	Siding	97,300	8/28/2014				Replace siding and
3/18/2013	384	Redo Kit	30,100					
5/25/2000	409	Addition	230,000	O				REM KIT BATH 2ND-A

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2016	Measured	DGM	D Mann
9/30/2016	Left Notice	DGM	D Mann
9/30/2016	Permit Visit	DGM	D Mann
7/3/2013	Info Fm Prmt	EMK	Ellen K
3/11/2009	Inspected	189	PATRIOT
1/22/2009	Measured	372	PATRIOT
8/17/2001	Permit Visit	PM	Peter M
4/6/2000	MLS	HC	Helen Chinal
12/16/1999	Inspected	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION

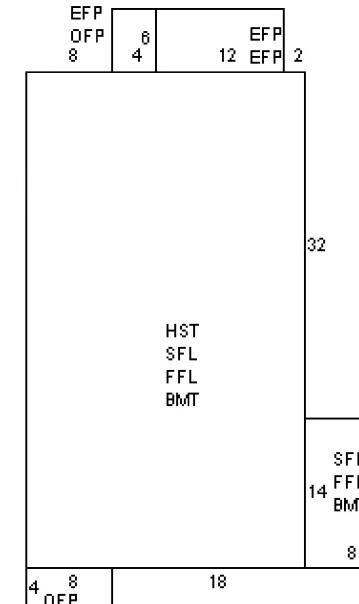
Type:	13 - Multi-Garden
Sty Ht:	2T - 2 & 3/4 Sty
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	17 - Shakes
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:	2	Rating: Very Good
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	3	Rating: Average

COMMENTS

SINK IN BMT.

SKETCH**GENERAL INFORMATION**

Grade:	B - Good (-)
Year Blt:	1924
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G17
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	2
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond: VG - Very Good

4.6 %

Functional:

%

Economic:

%

Special:

%

Override:

%

Total:

4.6 %

REMODELING

Exterior:

No Unit RMS BRS FL

1 6 2

Interior:

1 7 3

Additions:

2000

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

Totals

2 13 5